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City of Vaughan
2141 Major Mackenzie Drive,
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Committee of the Whole

February 2, 2014
York Region Common Element
Condominium Corporation No. 1124
C/O 8900 Bathurst Street, Unit 31
Vaughan, Ontario L4J 8A7

Attention: Chairman, Committee of the Whole

Re: Islamic Shia Ithna-Jamaat of Toronto
Official Plan Amendment, Rezoning Applications
Lot 14, Conc. 2 and Parts 1, 2 & 3, 65R-5630 and Part 1, 65R-31556
9000 Bathurst Street
File Nos. OP.13.013 and Z.13.036

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COMMUNICATION	
CW (PH) -	FEB 4/14
ITEM -	2

Dear Sir:

Please be advised that I am the president of York Condominium Corporation No. 1124 and represent the 47 Registered Owners of our Corporation. Our townhouse complex is located on the south/west corner of Ner Israel Drive and Bathurst Street approximately half a block south of the proposed development site.

In regards to the subject applications, we have already filed our objection with the City Clerk. We have also conveyed our concerns to the staff of the Planning Department as well as, our Ward Representative, Councillor Sandra Yeung Racco. Nevertheless, we would take the opportunity to reiterate our concerns to your Committee.

The following comments are based on the limited information provided by your Notice of a Public Meeting and our brief meeting with Planning Staff. With respect to the applications in general, it is our opinion that the proposal to build two, 17 storey high rise apartments along with various commercial uses, including restaurants, would not be compatible with the neighbourhood's existing low density residential development. The proposed density, building height, massing and scale would not be in-keeping with the neighbourhood's existing low profile built form. The tallest structure in the general area is only three storeys high.

It is our understanding that a traffic impact study was submitted in support of the proposed development. Since we are not privy to the study's technical analysis, our comments regarding the area's traffic problems are based strictly on our daily exposure to the congestion along Bathurst Street and Ner Israel Drive. Based on our observations, it is abundantly clear that Bathurst Street has already reached its maximum traffic volume capacity during peak hours. We are uncertain as to the exact number of vehicles the proposal would generate. It is highly probable that the proposed 438 residential units could generate a similar number of vehicles. Further, the existing community centre located on the subject property, could generate another 400 to 500 vehicles during peak usage. This figure is based on the existing 526 parking spaces provided to accommodate the community center. Potential traffic produce by the proposed commercial uses must also be taken into account especially, the restaurant use which traditionally is deemed to be a high traffic generator. The site plan also indicates an area reserved for "Future Mid-Rise" development. Specific details are not provided at this time but, it would be reasonable to conclude that more apartments are intended for this reserved area. Collectively, the existing community centre, the high rise apartments and commercial uses coupled with the future mid-rise apartments could produce over 1,000 additional vehicles during peak hours. It is debatable whether the existing transportation network could accommodate such a drastic increase in traffic volume.

(2)

The site plan shows four access points for the proposed development. The north access appears to link onto the driveway of the privately owned Waldorf School. The west and south accesses are to be connected to local streets leading to the surrounding residential areas. The east access, located along the subject property's southerly lot line is connected directly onto Bathurst Street, the area's main north/south road. It's highly unlikely that a full turning movement access would be permitted at this location. Most likely, this access would be restricted to a "right-in, right-out" only. In view of the access restrictions, it is expected that the majority of the traffic generated by this development would be funnelled onto Ner Israel Drive to utilize the traffic signals at its intersection with Bathurst Street. A number of our townhouses front directly onto Ner Israel Drive. Even with today's traffic volume, the occupants of these units are experiencing difficulties getting in and out of their driveways. Undoubtedly, the site's limited access points and the excessive traffic volume generated by the proposed development would combine to further compound the area's chaotic traffic problems.

In addition to the proposed density increase, the applicant is requesting that various commercial uses such as offices, banks, retail stores and restaurants be allowed as permitted uses. Furthermore, the applicant is applying for a reduction to the City's parking standards for the residential and commercial uses. With respect to the proposed commercial uses, it is our opinion that these uses should not be permitted in a low density residential area and that they should be restricted to the planned "Neighbourhood Commercial Centre" located nearby at the intersection of Bathurst Street and Rutherford Road. The request for reductions to the parking standards should also be refused. A variance to the parking requirements would only exacerbate the community centre's current parking problems. It would appear that the 526 parking spaces are insufficient to meet needs of the centre's regular operation. Quite often, the centre's excessive parking demand would result in parking overflows onto the adjacent residential streets especially along Ner Israel Drive.

To justify the proposed ill-conceived and excessive scheme, the applicant submitted a planning analysis and concluded that the proposed development is "desirable" and conforms to the policies of the "Provincial Policy Statement", "Growth Plan for the Greater Golden Horseshoe" and the "York Region Official Plan". In this regard, it should be acknowledged by all concerned, that these upper tier documents contain very broad and generalized goals and objectives designed to steer the future growth of local municipalities. The applicant did refer to the City's Official Plan however, the planning analysis only referenced favourable policies and they were interpreted in a bias manner to support the proposal.

The most important and relevant document that should have been used to determine the appropriate development for the subject property is the "City of Vaughan Official Plan Amendment No. 600" (OPA 600). It is duly noted that the submitted Planning Justification Report conveniently ignored OPA 600 and did not refer to any of its long range development policies and guidelines. We could only surmise that the applicant is fully aware of OPA 600 but is also cognizant that the proposed development would contradict OPA 600's planned vision of Carville Village as a low density residential community.

(3)

The specific mandate of OPA 600 is to provide detailed policies and guidelines to govern the future growth of various neighbourhoods including the relatively new community of Carrville Urban Village. The proposed development site and our townhouse complex are located within the boundaries of this planning area. Prior to the purchase of our homes we did have concerns with respect to the ultimate disposition of the vacant subject property. Our concerns were subsequently alleviated when Planning Staff advised that the prevalent planning document is OPA 600, and that the subject lands are designated for low density residential housing only.

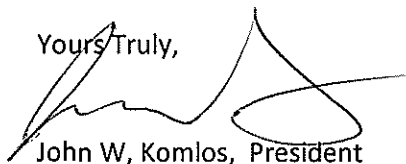
OPA 600 was adopted by Council in the year 2000 to address the City's planning requirements to the year 2026. The pertinent policies regarding community development clearly presented a logical land use hierarchy along with the designation of appropriate locations to accommodate intense development. Under OPA 600, Carrville is to have its own distinct character as identified by the designated land uses shown on Schedule C. "Within each new community, the pattern of land use, density and form has been deliberately established. Each community has a single focal point where the intense concentration of residential and commercial uses is located. These locations are expected to provide a sense of place or identity to the community, and have the highest levels of human activity, services and facilities. Each of the new communities has its highest residential density in its prime focus location where retail commercial services and facilities are also concentrated."

In accordance with Schedule C to OPA 600, the proposed development site and the immediate adjacent lands are designated "Low Density Residential". Under this designation, only detached and semi-detached houses and townhouses are permitted at a maximum density of 22 units per hectare. The focal point to accommodate high density development is the "Neighbourhood Commercial Centre" designated at the intersection of Dufferin Street and Rutherford Road. The proposed high rise apartments and the commercial uses would be appropriate at this location but, not at the subject property with its "Low Density Residential" designation.

In view of the foregoing, it is obvious that the proposed high density development does not conform to OPA 600 and would conflict with the planned vision for Carrville Urban Village as approved by City Council. Furthermore, approval of the subject applications would also set a bad precedent. There are a number of vacant properties in the surrounding area. Approval of the subject applications would make it extremely difficult for Council to reject similar applications for these vacant sites.

In summary, we wish to advise that the owners of Condominium Corporation No. 1124 are adamantly opposed to the Islamic Shia Ithna-Jamaat applications under File Numbers OP.13.013 and Z.13.036. The proposed high rise apartments and commercial uses would not be compatible the neighbourhood's low density residential development. The proposed development would not constitute good planning and therefore should be refused.

Yours Truly,



John W. Komlos, President

York Condominium Corporation No.1124

CC Councillor Sandra Yeung Racco, Ward 4

John Mackenzie, Commissioner, PL. Dept.

Grant Uyeyama, Director, Pl. Dept.

Registered Owners, Bd. Of Directors, Condo. Corp. No. 1124